Valuers, Land & Estate Agents
6 Cornfield Road
Eastbourne
East Sussex BN21 4PJ

Tel: (01323) 722222
Fax: (01323) 722226

eastbourne@taylor-engley.co.uk
www.taylor-engley.co.uk

est. 1978
Taylor Engley

Flat 4 7, Hartfield Road, Eastbourne, East Sussex, BN21 2AP
£2,600 PCM

Available to rent - this REFURBISHED FOUR BEDROOMED, THREE BATHROOMED SECOND (TOP) FLOOR MAISONETTE located in the popular Upperton area of Eastbourne. The property comprises an open plan kitchen, diner and living room, separate utility room, four bedrooms - two with en-suites and a separate bathroom. EPC=C

The apartment is located in the favoured Upperton area being approximately half a mile distant from Eastbourne's town centre which offers a comprehensive range of shopping facilities, bus services and mainline railway station.

*** NEWLY REFURBISHED * TOP (SECOND) FLOOR FLAT * FOUR BEDROOMS * OPEN PLAN KITCHEN/DINER AND LIVING ROOM * SEPARATE UTILITY ROOM * TWO EN-SUITES * SEPARATE BATHROOM * APPROXIMATELY HALF A MILE FROM EASTBOURNE'S TOWN CENTRE ***

The accommodation
Comprises:

Communal front door openig to:

Communal Entrance Hall
Stairs rising to:

Second (Top) Floor
Private front door opening to:

Entrance Hall
Space for coats.

Staircase rising to:

Landing
Window to rear, radiator, four large storage cupboards, carpet.

Open Plan Kitchen/Diner/Living Room
Range of eye and base level units with work top surfaces, inset sink unit, electric oven and hob, integrated dishwasher, integrated fridge, island unit, with seating, wood flooring, radiator, windows to front, cupboard house hot water tank.

Bedroom 1
Window to front with window seat having storage, radiator, carpet, mirror, double doors opening to:

Bedroom 2
Window to rear, fireplace, radiator, carpet, cupboard housing boiler.

Enclosed Balcony

Bedroom 3
Window to rear, fireplace, radiator, carpet.

Bedroom 4
Window to side, fireplace, radiator.

En-Suite Shower Room
Corner shower, low level wc, wash hand basin, radiator, light up mirror, tiled walls, tiled floor.

En-Suite Bathroom
Bath with shower attachment over, low level wc, wash hand basin, mirror, towel rail, tiled walls, tiled floor, window to rear.

Bathroom
Double shower cubicle, bath with mixer tap and shower attachment, low level wc, wash hand basin, light up mirror with shaver attachment, towel rail, tiled walls, tiled floor, window to front.

Utility Room
Washing machine dryer, fridge freezer, worktop with sink unit, floor to ceiling cupboard, window to side.

COUNCIL TAX BAND:
Council Tax Band - 'D' Eastbourne Borough Council.

BROADBAND AND MOBILE PHONE CHECKER:
For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

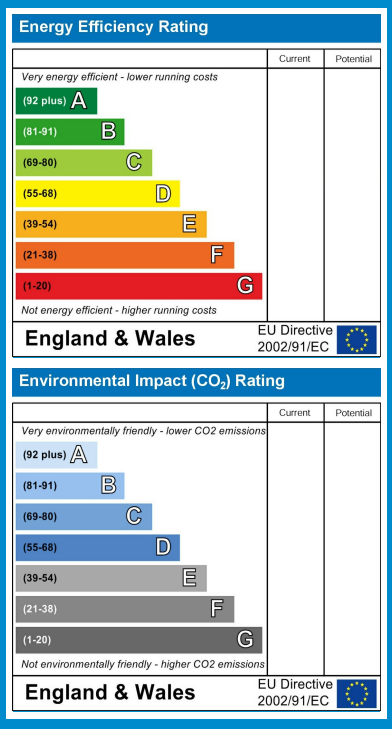
FOR CLARIFICATION:
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:
All appointments are to be made through TAYLOR ENGLEY.

REFERENCES AND HOLDING PAYMENTS
* IMPORTANT * Please be advised that we will require a holding payment to the equivalent of one weeks rent prior to starting referencing. This will be held until the date of move in and will then be deducted from your final rent amount.

If you decide not to proceed with the tenancy, provide false or misleading information, fail a right to rent check or fail to take reasonable steps to enter into a tenancy agreement, then we will retain the holding payment to cover costs incurred.

If you require further clarification on the above, please do not hesitate to contact us on 01323 722222 or email lettings@taylor-engley.co.uk.



We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed. Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.
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